

ARTICLE 2

APPLICATION OF DISTRICT REGULATIONS

Section 201 General

The regulations set forth by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided.

Section 203 Zoning Affects Every Building and Use

No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

Section 205 Performance Standards

No building or other structure shall hereafter be erected or altered, without obtaining a permit, to:

1. Exceed the height or bulk;
2. Accommodate or house a greater number of families;
3. Occupy a greater percentage of lot area; or
4. Have narrower or smaller rear yards, front yards, side yards, or other open spaces.

Section 207 Open Space or Off-Street Parking or Loading Space

No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

Section 209 Yard and Lot Reduction Prohibited

No yard or lot existing at the time of passage of this ordinance shall be reduced in dimensions or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.